



2022-001751

Klamath County, Oregon

02/10/2022 11:55:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kimberly Joan Thompson

1926 Academy Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Kimberly Joan Thompson

1926 Academy Ave.

Klamath Falls, OR 97601

File No. 516312AM

STATUTORY WARRANTY DEED

Kate Nixon,

Grantor(s), hereby convey and warrant to

Kimberly Joan Thompson, an unmarried woman,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Northeasterly 40 feet of Lots 1 and 9 in Block 73 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 1 in said Block 73, and running thence Northwesterly along the Southwesterly line of Lot 2, a distance of 120 feet to the most Northerly corner of Lot 9 of said Block; thence Southwesterly along the line between Lots 8 and 9 of said Block a distance of 40 feet; thence Southeasterly parallel with the Southwesterly line of said Lot 2, a distance of 120 feet to the Northwesterly line of Academy Street; thence in a Northeasterly direction a distance of 40 feet along the Southeasterly line of said Lot 1, to the point of beginning, comprising a tract of land fronting 40 feet on Academy Street and running back a depth of 120 feet.

The true and actual consideration for this conveyance is \$177,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of February, 2022

X [Signature]
Kate Nixon

State of Missouri } ss
County of Greene }

On this 8th day of February, 2022, before me, Michael J. Snyder, a Notary Public in and for said state, personally appeared Kate Nixon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Missouri
Residing at: 430 S. Dexter Springfield, Missouri 65802
Commission Expires: 8-0-25
qms

